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## **ADDENDUM NO. 1**

**Date: July 22, 2013**

### **Invitation to Bid (ITB) No. 13-0442 Chiller and Boiler Maintenance and HVAC/Boiler System Chemicals**

It is the vendor's responsibility to ensure their receipt of all addenda, and to clearly acknowledge all addenda within their initial bid or proposal response. Acknowledgement may be confirmed either by inclusion of a signed copy of this addendum with the initial bid or proposal response, or by completion and return of the addendum acknowledgement section of the solicitation. Failure to acknowledge each addendum may prevent the bid or proposal from being considered for award.

This addendum \_\_\_\_ does   X   does not change the date for receipt of bids or proposals.

The purpose of this addendum is to provide confirming information to all potential responding vendors in association with the cited Invitation to Bid. The information provided herein summarizes discussions at the mandatory pre-bid meeting. Attendees of that meeting are noted on the County website for this solicitation. The pre-bid conference commenced with a general review of the ITB. No changes other than the information noted in this addendum constitute a change to the ITB.

#### **General Discussion:**

The contents of the Invitation to Bid (ITB) were summarized with specific notice provided in regards to the following matters:

- Any questions regarding this solicitation shall be emailed to the Designated Procurement Representative as noted in Section 1.2.
- Award of a contract will be made as stated in Section 1.3, Method of Award.
- As stated in Section 1.4, it is required that vendors certify their attendance at all site visits by completion of the related certification in the pricing section of this solicitation.
- It was confirmed that this was a mandatory pre-bid conference and that bids would not be accepted from vendors that did not attend the conference and the mandatory site visit (See below).
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**A MANDATORY Site Visit has been scheduled on Tuesday, July 30, 2013 at 8:30 AM at Lake County's Central Energy Plant, 445 W. Alfred Street, Tavares, Florida, then vendors shall travel to all locations throughout Lake County to discuss special conditions and be thoroughly aware regarding any and all conditions and requirements that may in any manner affect the work to be performed under this contract. No additional allowances will be made because of the lack of knowledge of these conditions.**

**It is mandatory that a representative of the vendor that was at the mandatory pre-bid meeting attend in order to qualify to submit an offer in response to this solicitation. This site visit is scheduled for the vendors to get a general overview and understanding of the County's needs in regards to chiller and boiler maintenance and HVAC/boiler system chemicals. Any questions resulting from this site visit shall be emailed to the Designated Procurement Representative as noted in Section 1.2.**

A technical overview of the project requirements was then provided with the following general information stated either by narrative or in response to various questions:

#### **Questions and Responses:**

Question 1: On the two (2) Centrifugal chillers will you pick annually for Eddy Current Testing with be for both barrels, condenser and evaporator?

Answer 1: No

Question 2: Are previous vibration reports available?

Answer 2: Yes. These records can be made available; however, the resulting contract shall be based on time and materials. The vendor will be required to do maintenance to all pre-existing conditions. At this time all vibrations tests are normal except McQuay Chiller 1.

Question 3: Does the County do their own water treatment?

Answer 3: The vendor shall provide the chemist.

In addition to the information provided above, the County is adding additional Statement of Work narrative and a new alternative pricing structure to support provision of services of a "full maintenance service basis". Accordingly, the following narrative section is hereby added to the Statement of Work included in the Invitation to Bid, and the pricing tables are revised as shown on the following attached pages:

#### **ALTERNATE APPROACH**

The County has included alternate pricing to support a "Full Maintenance and Service Repair" contract below in the revised pricing page attached.

The County's definition of a full maintenance and service repair contract is a contract that allows the vendor to take total responsibility for the chiller and boiler equipment identified in the agreement. The Contract is essentially an insurance policy that enables the County to budget total yearly costs and eliminates concerns relating to chiller and boiler maintenance, repair, liability, and exposure to

claims in the event of accidents or injuries. The vendor assumes all responsibility for services, maintenance, repair, and costs required to keep the chiller and boiler systems operating safely and efficiently.

Chiller and boiler repair shall be on a twenty-four (24) hours per day, seven (7) days per week basis. Under no circumstances shall any shutdown or breakdown last longer than seventy-two (72) hours, including Saturday, Sunday and holidays. This shall include troubleshooting, procuring parts, installing parts, and placing the chiller/boiler back in safe uninterrupted operation. The vendor's inability to obtain parts, technical and/or engineering advice, etc. shall not be acceptable, and the vendor may be considered in default, giving sufficient justification to the County to obtain these services from a vendor who can provide uninterrupted elevator service. The County may take over the work and perform it to completion by contract or otherwise, and the vendor and sureties shall be liable to the County for any additional cost incurred before the termination of the contract.

The vendor shall make all repairs, including labor and materials, necessary due to normal wear and tear at their own expense. The County shall pay for repairs due to abuse or misuse and shall retain the right to obtain competitive prices for repairs of this nature. The Vendor shall notify the County in advance of such needed repairs and shall provide a written estimate of cost.

Within forty-five (45) days after the notice to proceed has been issued, the vendor shall inspect all chiller/boiler systems so they can provide a detailed individual proposal of all items needed to be repaired or replaced to put each unit into a fully functional condition and meet all current applicable federal, state, and local code requirements for each chiller/boiler system. This shall be supplied to the Project Manager via e-mail in a PDF format and shall contain unit costs for all repair items including labor, shall be broken down by location, and shall be derived from the fee schedule listed in the pricing section. The proposal shall also contain justifications if parts are being considered for replacement. If all recommendations are accepted by the County and the work is completed by the vendor, the vendor shall assume **ALL RESPONSIBILITY**, as well as, **ALL COSTS** required to keep the door and/or gate system operable and in the same condition, meeting all current code requirements for the duration of the contract. If recommendations for a particular unit are not accepted by the County, the vendor shall assume **ALL RESPONSIBILITY**, as well as, **ALL COSTS** required to keep the operable door and/or gate system in the same condition as when inspected.

**The vendor shall provide the County with a condition survey of each chiller/boiler forty five (45) days after the issuance of a notice to proceed. This survey shall be e-mailed to the County's designated representative. The survey shall include all details as they pertain to chiller/boiler condition and efficiency. It should also include a detailed assessment of necessary upgrades, modifications, and / or modernization needs along with pricing that the County can use for budgetary purposes.**

Firm Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Typed/Printed Name: \_\_\_\_\_

### 13-0442 REVISED PRICING SECTION

<b>Chiller maintenance and analysis to include all travel, labor and material expenses per the preceding specifications. The unit price for item 1 shall reflect the price for conducting a single quarterly maintenance inspection for one chiller, and the extended price for that item shall reflect the total quarterly price for all 10 chillers. The unit price for items 2 through 4 shall reflect a full year of service for each individual chiller with the extended price representing the full annual price for service to all of the chillers within each item.</b>					
<b>Item No.</b>	<b>Item Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Extended Price</b>
<b>1</b>	Section 3 – Service “A” Service Checks for ten (10) Chillers – Quarterly	JOB	10	\$	\$ /qtr
<b>2</b>	Section 4 – Annual Services “B” thru “D” for Chillers 1-7 once every twelve (12) months (January).	JOB	7	\$	\$ /yr
<b>3</b>	Section 5 – Annual Services “E” for Chillers 8-10 once every twelve (12) months (January)	JOB	3	\$	\$ /yr
<b>4</b>	Section 6 - Annual Services “F” & “G” for two (2) Chillers every twelve (12) months at the 1990 and 2009 Central Energy Plants. Chillers to be determined by the Energy Management Supervisor	JOB	2	\$	\$ /yr
<b>TOTAL EXTENDED COST FOR CHILLER MAINTENANCE</b>					<b>\$</b>

<b>Boiler maintenance and analysis to include all travel, labor and material expenses per the preceding specifications. Boiler services to be provided per section 8 and the attached boiler manuals. The unit price shall reflect a full year of service for each individual boiler, with the extended price representing the full annual price for service to all of the boilers within each item.</b>					
<b>Item No.</b>	<b>Item Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Extended Price</b>
<b>5</b>	1975 Central Energy Plant - Section 7 Boilers A	Ea.	2	\$	\$
<b>6</b>	1990 Central Energy Plant - Section 7 Boilers B	Ea.	2	\$	\$
<b>7</b>	1990 Central Energy Plant - Section 7 Boilers C	Ea.	4	\$	\$
<b>8</b>	1990 Central Energy Plant - Section 7 Boilers D	Ea.	2	\$	\$
<b>9</b>	2009 Central Energy Plant – Section 7 Boilers E	Ea.	2	\$	\$
<b>10</b>	2009 Central Energy Plant – Section 7 Boilers F	Ea.	1	\$	\$
<b>TOTAL COST FOR BOILER MAINTENANCE</b>					<b>\$</b>

<b>Chemical Services for HVAC systems provided on a monthly basis, per the Section 10</b>
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11	All chillers and boiler systems listed in the ITB	MO.	12	\$	\$
<b>TOTAL COST FOR CHEMICAL SERVICE</b>					<b>\$</b>

**Note:** Chiller and Boiler Maintenance total costs will be divided by 12 months and added to the monthly Chemical Services cost. Maintenance and Chemical invoicing will be equal amounts paid monthly.

### Pricing for Additional Work and Materials

Technician Services (beyond monthly contract) during business hours	10	\$ _____	/ hour	\$ _____
Helper Services (beyond monthly contract) during business hours.	10	\$ _____	/ hour	\$ _____
Technician Services (beyond monthly contract) after regular business hours.	10	\$ _____	/ hour	\$ _____
Helper Services (beyond monthly contract) after regular business hours.	10	\$ _____	/ hour	\$ _____
Hourly rate for emergency services as described in section 1.16	10	\$ _____	/ hour	\$ _____
Material to be supplied at cost plus contractor's percentage of mark-up				% _____

### Alternate Pricing:

#### PRICING SECTION

#### ANNUAL COST

#### A. CHILLER EQUIPMENT AND LOCATION

Location - 1990 Central Energy Plant - 551 W. Main Street, Tavares, FL

<b>A. Chiller #1</b> McQuay centrifugal chiller Model: PEH100 SN: 5WA0101800	
<b>B. Chiller #2</b> McQuay centrifugal chiller Model: PEH087 SN: 5WA0101900	
<b>C. Chiller #3</b> McQuay centrifugal chiller Model: PEH100 SN: 5zk81046-00	

Location - 2009 Central Energy Plant - 445 W. Alfred Street, Tavares, FL

<b>D. Chiller #4</b> Trane centrifugal chiller Model: CVHE 500 SN: L08J 04435	
<b>E. Chiller #5</b> Trane centrifugal chiller Model: CVHF 570 SN: L08J04436	

<b>F. Chiller #6</b> Trane centrifugal chiller Model: CVHF 570 SN: L08J 04415	
<b>G. Chiller #7</b> Trane centrifugal chiller Model: CVHF 570 SN: L08J 04425	

Location - Cagan's Crossing Library - 16729 Cagan Oaks, Clermont, FL

<b>H. Chiller #8</b> Carrier air to water (scroll) chiller Model: 30RBA0706180C—C SN: 1407Q83271	
<b>I. Chiller #9</b> Carrier air to water (scroll) chiller Model: 30RBA0706180C—C SN: 1407Q83272	

Location - Umatilla Health Clinic - 249 Collins Avenue, Umatilla, FL

<b>J. Chiller #10</b> Carrier air to water (scroll) chiller Model: 30RAN055J SN: 3807Q03697	
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## **B. BOILER EQUIPMENT AND LOCATION**

Location - 1975 Central Energy Plant - 315 W. Main Street, Tavares, FL

<b>A. Aerco Boilers 1 and 2</b> Model No. BMK1000 Boiler Serial No. 6-12-0715 and 6-12-0716 Input 1000MBH	
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Location - 1990 Central Energy Plant - 551 W. Main Street, Tavares, FL

<b>B. Bryan Flexible Tube Boilers 1 and 2</b> Model No. CL300-W-GI Serial No. 70341 and 70342 MFG. No. 901423 Input Max/ Min 3000/1500 MBH Output 2400 MBH 120 Volt Circuit	
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<b>C. PVI Boilers 3,4,5,6</b> Model No. 140N250A-G Serial No. 0404112871 – 0404112870 – 0404112872 - 0901105344 Input BTUH 1,400,000 250 Gallon 115 Volt Circuit	
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<b>D. Fulton Gas Fired Pulse Combustion Boilers 7 and 8</b>	
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Model No. PDWH-1000 BD# 109486 Built 2009	
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Location: 2009 Central Energy Plant - 445 W. Alfred Street, Tavares, FL

<b>E. Bryan Boilers 1 and 2</b> Model No. RW850-W-FDG Serial No. 97066 and 97071 Input MBH 8500/3386 Output MBH 7140 120 Volt Circuit Motor 3 Phase/480 Volt	
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<b>F. Bryan Boiler 3</b> Model DR650-W-FDG Serial 96927 Input MBH 650/325 Output MBH 543 120 Volt circuit and motor	
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**Certification of mandatory site examination:** Vendors are required to visit the sites of the proposed work. By checking this block:\_\_\_\_\_, the vendor confirms compliance with the site inspection requirements stated in Section 1.4 of this solicitation.